

5 Thunderton Place, Elgin IV30 1BG



01343 548505



elgin@clunys.co.uk



www.clunys.co.uk

46 North Street, Bishopmill,
Elgin IV30 4EF

REDUCED PRICE: £5000 BELOW VALUATION



This traditional stone and slate two bedroom mid-terraced cottage is conveniently located just a short walk from Elgin town centre and would make an ideal first-time buy or investment purchase.

TRADITIONAL MID-TERRACED
COTTAGE

TWO BEDROOMS

REAR GARDEN AREA

GAS CENTRAL HEATING

DOUBLE GLAZING

COUNCIL TAX BAND B

EPC RATING E

FREEHOLD

VIEWING HIGHLY RECOMMENDED

Reduced to
£90,000

E1072

This traditional mid-terraced stone and slate cottage is conveniently situated within easy reach of schools and local amenities and within walking distance of Elgin town centre.

In good order throughout, the accommodation comprises: Hallway, living room, downstairs bedroom, kitchen and bathroom. To the first floor is an attic bedroom. The property benefits from gas central heating and double glazing.

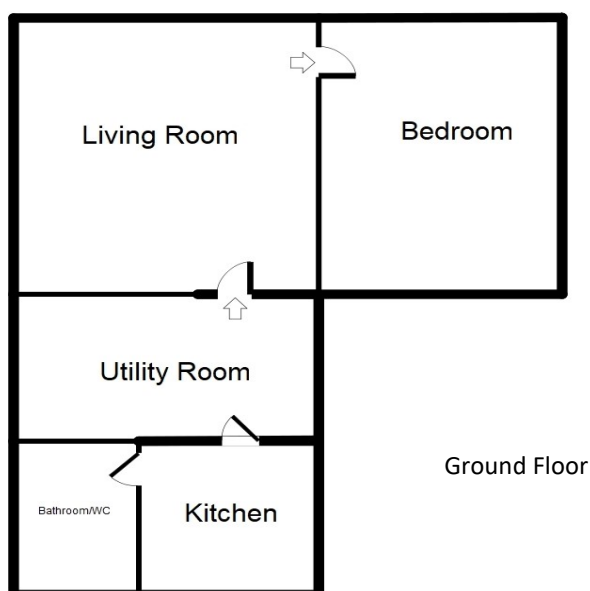
To the rear of the property is a small, low maintenance garden area. This would make an ideal first-time buy or investment purchase and we highly recommend a viewing.





**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Kitchen 1.72m x 3.56m
- Lounge 3.07m x 4.26m
- Bedroom 2 2.42m x 3.16m
- Bedroom 1 5.69m x 2.97m
- Bathroom 2.43m x 1.42m



Ground Floor



First Floor

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller or the agent.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.